

STATE OF TEXAS

COUNTIES OF POTTER AND RANDALL

CITY OF AMARILLO

On the 24th day of June, 2016, The Colonies Public Improvement District (PID) Advisory Board met at 2:00 PM in Room 208, on the Second Floor of the Simms Municipal Building, 808 S. Buchanan Street, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Matt Brister	Yes	8	8
Tracy Byars	Yes	28	26
Vicki Bryan	Yes	3	3
Dean Crump	Yes	3	2
Wesley Lawhorn	Yes	3	3

CITY OF AMARILLO STAFF:

Becky Beckham, Comprehensive Planner
Stephanie Coggins, Accounting Staff

OTHERS IN ATTENDANCE:

Bill Chudej
Cleve Turner
Calandra Randolph
Brooke Furrh

ITEM 1: Approval of Minutes from the February 24, 2016 meeting

Ms. Beckham opened the meeting and asked if there were any corrections to the meeting minutes. Hearing none, Mr. Lawhorn moved to approve the minutes as presented with Mr. Brister seconding the motion. Motion carried unanimously.

ITEM 2: Approval of Minutes from the June 10, 2016 meeting

Ms. Beckham asked if there were any corrections to these meeting minutes. Hearing none, Mr. Lawhorn moved to approve the minutes as presented with Mr. Brister seconding the motion. Motion carried unanimously.

ITEM 3: Discuss and Consider for recommendation the installation of dog waste stations with the Colonies PID areas.

Ms. Beckham explained that this is a continuation of the topic discussed at the previous Advisory Board meeting. Ms. Beckham stated she spoke with City Legal staff regarding the installation of dog waste stations. Legal staff suggested two options. Option one: the HOA could recommend and fund installation of the dog waste stations and these can be maintained by HOA fees. The City wouldn't necessarily need to be involved with this process. HOA could put this out to bid and whoever they chose would be awarded the bid. Option two: PID Advisory Board could recommend and fund installation of the dog waste stations and these can be maintained by the PID fees. The bidding process would need to go before this body. It was commented that the homeowners are paying for it either way. Ms. Bryan mentioned the HOA currently has a larger reserve of funds. After some discussion, Ms. Beckham recommended the PID Advisory Board members discuss installation

and maintenance of waste stations with the HOA Board members. Several members agreed.

ITEM 4: Review and consider for recommendation maintenance items within the Colonies PID.

The Colonies PID has a list of maintenance items that were documented by Mr. Turner. Mr. Turner stated that the cost for all repairs of hardscape and landscape items is approximately \$286,400. He explained what the large ticket items consisted of. Mr. Turner noted \$64,000 of this could be included in Mr. Furrh's maintenance contract and could be completed in one year or as a phased set of repairs. Advisory Board members continued with discussion of this topic. Ms. Coggins reviewed a portion of the 5-year service plan, explaining the expense columns that will be used to pay for maintenance of PID amenities.

Ms. Bryan recommended the route of labeling items 1, 2 and baseline irrigation products in Mr. Turner's list as a capital improvement project and placing it for bid. This option would require the developer to pay for the project once it is completed. The developer would be reimbursed with PID funds by way of bonds. Items 3 and 4 can be incorporated in Mr. Furrh's contract for maintenance of PID features.

Mr. Brister recommended including everything except landscape items in the capital improvement project and allowing Mr. Furrh to complete the landscape items as the PID budget allows. Mr. Crump moved to recommend to the HOA the authorization of Mr. Furrh and Custom Gardens to do all the landscaping and related items for up to \$72,000 and that all other items be completed through Rockrose and the Capital Improvement project process that will be funded with a bond. Ms. Bryan seconded the motion. Motion carried unanimously.

ITEM 5: Discuss and consider for recommendation 2016/17 Budget and 5-Year Service Plan.

Ms. Beckham continued to review the 2016/17 budget and 5-year service plan by line item. Alternative assessment rates, bonds that are proposed for future developer reimbursement, and increases in Maintenance and Operation line items were discussed. No recommendation was made.

ITEM 6: Discuss future agenda items:

Ms. Beckham asked if there were any items needed to be included on a future agenda. None were stated at this time.

ITEM 7: Adjourn meeting

Being no other business the meeting was adjourned.